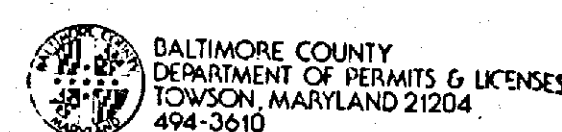


Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit _____



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALISKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 152 Zoning Advisory Committee Meeting are as follows:

Property Owner: Frank W. Thompson, III, et ux
Location: E/S Daybreak Terrace 550' S. from CL Hazelwood Avenue
Building Zoning: D.R. 5-5
Proposed Zoning: Variance to permit a side yard setback of 0' in lieu of required 6'.

Address: 60/60.75 x 203.66/213.16
District: 14th.

The items checked below are applicable:

☒ All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 ~~except as noted for other codes and standards~~ and other applicable Codes.

☒ A building/ & other /miscellaneous permit shall be required before beginning construction.

☐ Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

☐ Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

☐ An exterior wall erected within 5'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no opening permitted within 3'0" of lot line. A firewall is required if construction is on the lot line, see Table 601, line 2, Section 1407 and Table 1406, also Section 503.2.

☐ Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____

☐ A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

☐ Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 601.

☒ Comments - See Section 518.0 as amended in Bill 4-82

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 152 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:es

ZONING DESCRIPTION

Beginning on the East side of Daybreak Terrace 50 feet wide, at the distance of 550 ft. S of the centerline of Hazelwood Ave. Being lot 1 Block D in the subdivision of Blackthorn, Book # 27 Folio 45. Also known as 5705 Daybreak Terrace in the 14th Election District.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner

Date: February 16, 1984

FROM: Norman T. Gerber, Director
Office of Planning and Zoning

SUBJECT: Frank W. Thompson, III, et ux - 84-212-A

There are no comprehensive planning factors requiring comment on this petition.

NEG/JGH/sf

Norman T. Gerber
Norman T. Gerber, Director
Office of Planning and Zoning

RE: PETITION FOR VARIANCE
E/S Daybreak Terrace, 550' S of
the center line of Hazelwood Ave.
(5705 Daybreak Terrace) - 14th
Election District
Frank W. Thompson, III, et ux -
Petitioners
NO. 84-212-A (Item No. 152)

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY

The petitioners herein seek to permit a side yard setback of zero feet in lieu of the required six feet for the existing deck.
Testimony established that the deck is detached from the house, and under Section 400.1 of the Baltimore County Zoning Regulations, the deck is considered an accessory structure requiring a side yard setback of 2 1/2 feet from the property line. This necessitated the petition being amended.

The petitioners testified that the current placement of the deck, abutting the property fence, provides safety for users and is not detrimental to the adjoining property.

The adjacent neighbors protested the subject petition and discussed the drainage of the two properties.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty and unreasonable hardship would result if the instant variance were not granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County,

on this _____ day of March, 1984, that the herein Petition for Variance to permit a side yard setback of zero feet in lieu of the required 2 1/2 feet for the existing deck, in accordance with the site plan filed herein, is GRANTED, from and after the date of this Order, subject, however, to the following:

1. Any regrading shall not result in any changing of the direction, volume, distribution or velocity of the flow of surface water on or over the adjacent property on the south side.

UNDER RECEIVED FOR FILING

DATE March 14, 1984
BY *May Compagnon*
County Clerk



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

ARNOLD JABLON
ZONING COMMISSIONER

February 21, 1984

Mr. & Mrs. Frank W. Thompson III
5705 Daybreak Terrace
Baltimore, Maryland 21206

Re: Petition for Variance
E/S Daybreak Terrace, 550' S of the c/l of
Hazelwood Ave. (5705 Daybreak Terrace)
Frank W. Thompson III, et ux - Petitioners
Case No. 84-212-A

Dear Mr. & Mrs. Thompson:

This is to advise you that \$41.38 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION SCHEMATIC CASH RECEIPT	
No. 126876	
2/28/84 ACCOUNT R-01-618-000	
AMOUNT \$41.38	
PAID BY Frank W. Thompson III	
Advertising & Posting Case #84-212-A	
6 038*****61281b 5282A	
VALIDATION OR SIGNATURE OF CARRIER	

ORDER RECEIVED

DATE March 14, 1984

BY *May Compagnon*
County Clerk

2. The required building permit shall be obtained immediately. Any required grading permit shall be acquired prior to any grading.
3. Approval of the aforementioned site plan by the Office of Planning and Zoning.

Sean M. H. Jones
Deputy Zoning Commissioner of
Baltimore County

